

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-21

APPLICANT:

Jim Holmes Investments, L.L.C.

DATE:

June 10, 2021

LOCATION:

453 W. Gray Street

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of Rezoning to CCPUD

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning to CCPUD, Center City Planned Unit Development. This property is currently zoned Center City Form Based Code, Urban General Frontage and a change of zoning will be required.

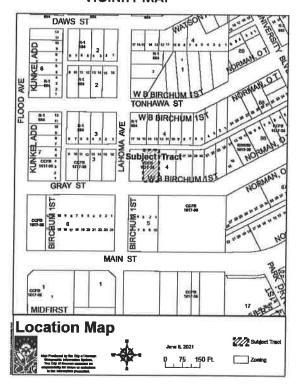
Please join us for a Pre-Development discussion of this proposal on Thursday, June 24, 2021 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Gunner Joyce, Attorney for the Applicant, (405) 310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP



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## Application for Pre-Development Informational Meeting

Case No. PD 2/-2/

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Jim Holmes Investments LLC	ADDRESS c/o Rieger Law Group PLLC, Atto 136 Thompson Drive Norman, OK 73069	orney for Applicant
EMAIL ADDRESS c/o Rieger Law Group gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT F C/O Gunner Joyce, Attorney for A (405) 310-5274 BEST TIME TO CALL: M-F Business H	ERSON(S) pplicant lours
Concurrent Planning Commission review requested and app  A proposal for development on a parcel of land, generally le	-	
and containing approximately	a medical marijuana dispensary to opera of the CCPUD will be to allow the prop	te number of acres in the current erty owner to
property's current CCFBC designation; howeve structure under the CCFBC.		
This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning
□ 2025 Plan Amendment □ Growth Boundary □ Land Use □ Transportation □ Rezoning to □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Deed or Legal Description Radius Map Certified Ownership List Written description of project Preliminary Development Map Greenbelt Enhancement Statement Filing fee of \$125.00 Current Zoning: CEFDE, Urban General Current Plan Designation:	Received on:  Le 1-101  at



June 7, 2021

City of Norman Planning Department 201 West Gray Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent the Applicant in the attached application for Pre-Development Information Meeting. The Applicant intends to utilize a CCPUD to allow for a medical marijuana dispensary in the current structure located on the property. The purpose of the CCPUD will be to allow the Applicant to keep the existing structure. Medical marijuana dispensary is an allowable use for this property under the property's current CCFBC designation; however, the existing structure is considered a non-conforming structure under the CCFBC. No changes to the building are contemplated with this request.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. We thank you for your consideration.

Very Truly Yours,
RIEGER LAW GROUP PLLC

GUNNER B. JOYCE

Attorney at Law

## Site Plan 453 W Gray Street

